

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,915.51
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	328.80	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-599-176

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	211
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Other,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell Property Management - 604-248-1366
<b>Complex / Subdiv:</b>	TOWNSHIP COMMONS
<b>Services Connected:</b>	Electricity,Water
<b>Legal:</b>	STRATA LOT 170, PLAN EPS4097, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Multiple Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 5'5			
Main	Living Room	12' x 11'5			
Main	Kitchen	9'4 x 9'1			
Main	Primary Bedroom	10'7 x 9'1			
Main	Den	8'1 x 6'0			
Main	Dining Room	12'4 x 12'			

<b>Finished Floor (Main):</b>	738 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	738 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	738 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Township Commons, built by Kingdom Properties. Welcome home to your well appointed 1 bedroom and den home with a great open layout and a large 22' x 12' patio. Kitchen includes SS appliances, quartz counters. Great location in the Langley Central area close to Costco, City Hall, Willowbrook shopping, Community Centre, Muriel Aranson Library and transportation. Complex amenities include a lounge room with a kitchen, fitness room, flex room and outdoor children's play area. Pets allowed with restrictions. parking (230), locker (25).